



**Connells**

Outlands Drive  
Hinckley



## Property Description

Situated in a sought-after residential location, this well-presented four-bedroom detached property offers generous and versatile accommodation, making it an ideal family home.

The property is approached via a large driveway providing ample off-road parking and access to the integral garage and utility. Upon entering, a welcoming hallway gives access to the spacious lounge, which extends through to a bright sun lounge featuring double doors opening onto the rear garden-perfect for entertaining.

The fitted kitchen/breakfast room offers a range of units, ample worktop space and room for informal dining, with further access to the garden.

A convenient ground floor WC completes the downstairs accommodation.

To the first floor, the property boasts four well-proportioned bedrooms. The master bedroom benefits from its own en-suite, while the remaining bedrooms are served by a family bathroom fitted with a suite.

Externally, the rear party garden is generously sized and designed for low maintenance, featuring a combination of patio and gravelled areas along with a summerhouse, shed and outbuilding, offering ideal space for outdoor entertaining or relaxing.

Further benefits include gas central heating, double glazing and excellent storage throughout.

The property is conveniently located close to local schools, amenities and transport links, offering easy access to Hinckley town centre.

Viewing highly recommended!



## Ground Floor

The property is entered via a large porch leading into a welcoming entrance hallway, with oak flooring and stairs rising to the first floor and useful built-in storage.

To the front aspect is a spacious lounge, with a large picture window, and a feature contemporary log burner, providing a bright and comfortable living space. This room flows through into the sun lounge, which benefits from double doors opening out to the rear garden-ideal for entertaining and family living.

The kitchen/breakfast room is fitted with a range of units and offers excellent workspace. There is ample room for informal dining and direct access to the rear garden. Further ground floor benefits include a ground floor WC, large pantry, and internal access to the utility, and garage.

## First Floor

To the first floor, the landing provides access to all rooms and an airing cupboard. The main bedroom is a well-proportioned double room with semi-fitted furniture, and its own en-suite electric shower room, fitted with WC and wash basin. There are two further double bedrooms with built-in wardrobes. Bedroom Three benefiting from a window overlooking the sunlounge, and rear garden. Bedroom Four is currently used as a games room.

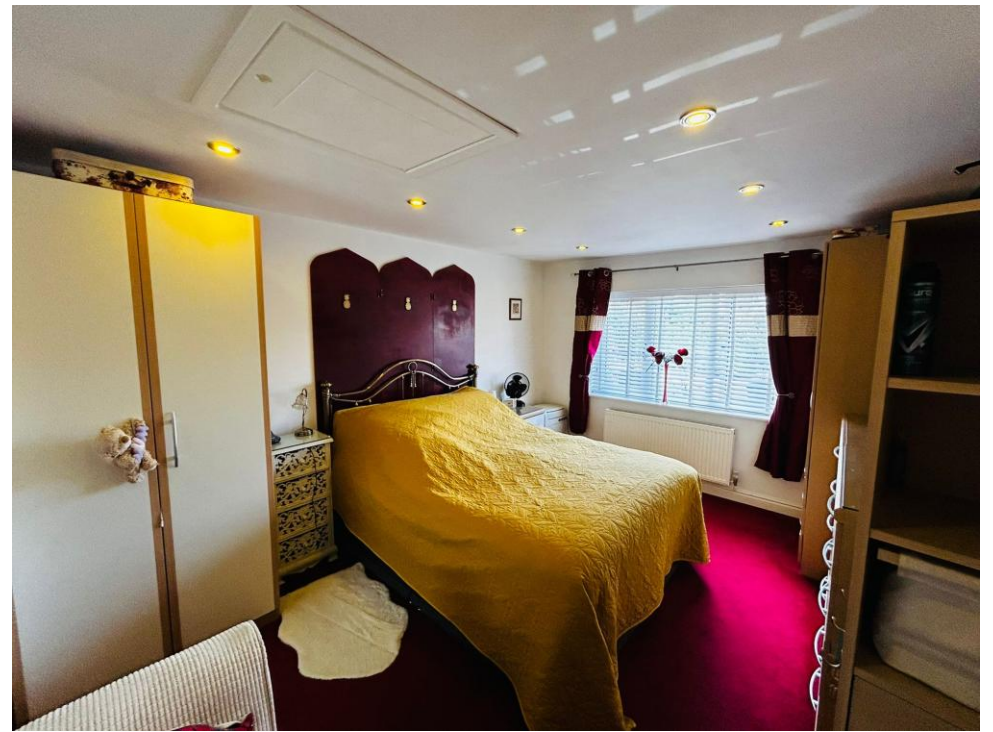
The family bathroom is fitted with a corner spa bath, separate Mira shower cubicle, WC and wash basin, offering practical space for a growing family. The roof space is divided into an additional, large hobby room with full electrics, and Velux windows to the front. A fully boarded roof space with separate access for storage is sited over the master bedroom.

## Outside

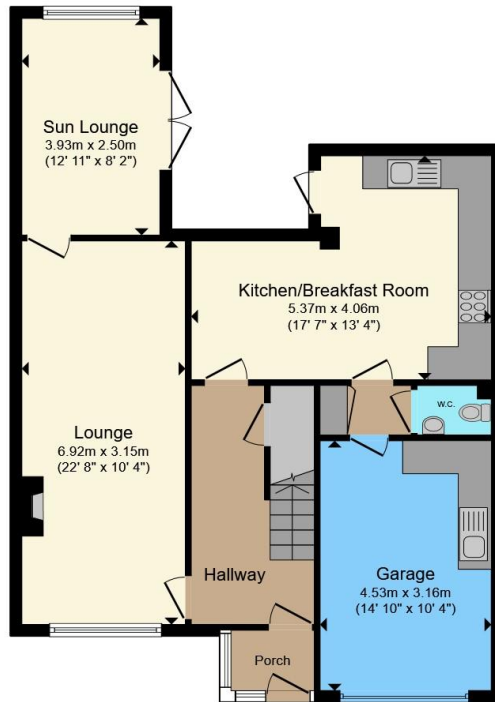
To the front of the property is a large driveway providing off-road parking for multiple vehicles and access to the garage.

The south facing rear garden is a generous size and designed for relatively low maintenance, featuring a patio area, gravelled sections and useful outbuildings, including a shed and BBQ bar area, making it an excellent space for outdoor entertaining.

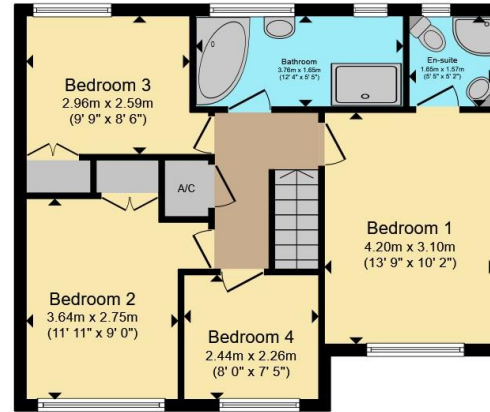








**Ground Floor**



**First Floor**

Total floor area 135.3 m<sup>2</sup> (1,456 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01455 230523**  
**E [hinckley@connells.co.uk](mailto:hinckley@connells.co.uk)**

88 Castle Street  
 HINCKLEY LE10 1DD

EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/HIN313900](http://connells.co.uk/Property/HIN313900)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HIN313900 - 0003